February 18, 2016

Mr. Ray Eubanks, Administrator
Department of Economic Opportunity
Division of Community Development – Plan Processing Team
107 East Madison Street, MSC-160
Tallahassee, FL 32399-4120

Re: City of Plant City: 4th Cycle 2014 Comprehensive Plan Amendments DEO File Number #15-3 ESR

Dear Mr. Eubanks:

This letter serves to transmit, on behalf of the Plant City City Commission, one text amendment to the Comprehensive Plan for the City of Plant City in the 4th Cycle 2014. The amendment (PC/CPA 14-04) was adopted by Ordinance No. 7-2016 on February 8, 2016, by the Plant City City Commission.

The amendment (DEO #15-3 ESR) was transmitted to the Florida Department of Economic Opportunity (DEO) in November 2015. DEO reviewed this text amendment and provided their Objections, Recommendations and Comments Report to the City of Plant City, in December 2015. DEO had no objections to text amendment PC/CPA 14-04. No substantive changes were made to the amendment (DEO #15-3 ESR) since last transmitted.

Ordinance No. 7-2016 adopting the amendment is included as an attachment. The amendment becomes effective 31 days after the State Land Planning Agency determines the amendment package is complete and no petition is filed by an affected party.

One hard copy and two electronic copies of the adopted comprehensive text amendment are included in this transmittal to the Department of Economic Opportunity.

The amendment (DEO #15-3 ESR) is being transmitted to the Florida Department of Transportation, Florida Department of Environmental Protection, Tampa Bay Regional Planning Council, Florida Department of State, Hillsborough County Development Services and the Southwest Florida Water Management District concurrently with this transmittal to the Florida Department of Economic Opportunity. This letter serves as certification to that effect.
February 16, 2016
Florida Department of Economic Opportunity
DEO File # 15-3 ESR

If you have any questions on any of the materials enclosed, please call the Hillsborough County City-County Planning Commission at (813) 272-5940 and contact Jay Collins (ext. 335). Thank you for your time and assistance in this matter.

Sincerely,

Melissa E. Zornitta, AICP
Executive Director

Enclosures

CC (one plan amendment package):
Susan Harp, Florida Department of State
Roy Mazur, Southwest Florida Water Management District
Joe Moreda, Hillsborough County, Development Services
Kerri Miller, Plant City City Clerk
Chris Stahl, Florida Department of Environmental Protection
Daniel Santos, Florida Department of Transportation, District Seven
Jessica Lunsford, Tampa Bay Regional Planning Council

CC (cover letter only):
Mike Herr, Plant City City Manager
Kenneth Buchman, Plant City City Attorney
Mark Hudson, AICP, Plant City Planning and Zoning Division
ORDINANCE NO. 7-2016

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PLANT CITY ADOPTING AMENDMENTS TO THE COMPREHENSIVE PLAN, ENTITLED "IMAGINE 2040: PLANT CITY COMPREHENSIVE PLAN"; AND PROVIDING FOR AN EFFECTIVE DATE.

Whereas, in accordance with the procedures required by Section 163.3184, Florida Statutes, the City Clerk, with the assistance of the Hillsborough County City-County Planning Commission, caused to be published in The Tampa Tribune, a newspaper of general paid circulation in the municipality and of general interest in the municipality, not one of limited subject matter, pursuant to Chapter 50, Florida Statutes, notice in the form and manner required by Section 163.3184(15)(c), Florida Statutes; and

Whereas, in accordance with said notice, the City Commission held an advertised public hearing on the proposed amendments to the Comprehensive Plan of the City of Plant City, Florida, in the Sadye Gibbs Martin Auditorium of the Nettie Berry Draughon Municipal Building (City Hall), Plant City, Florida, on October 12, 2015, at which time interested parties and citizens had the opportunity to be heard; and

Whereas, immediately following the first public hearing the City Commission caused the transmittal of 3 copies of the complete proposed plan amendments to the Florida Department of Economic Opportunity, and one copy to the Tampa Bay Regional Planning Council, Southwest Florida Water Management District, Florida Department of Transportation, Florida Department of State and Hillsborough County for written comments, there being no other unit of local government or government agency filing a written request with the City Commission for a copy of such plan amendments; and

Whereas, the Florida Department of Economic Opportunity and all other agencies required by law have completed review of the proposed plan amendments, and have provided their written comments to the City Commission; and

Whereas, the Florida Department of Economic Opportunity has no objections to the proposed amendments; and
Whereas, the City Commission has reviewed the written comments submitted to it by the Florida Department of Economic Opportunity, and any other person, agency, or government, and has considered such comments together with public comments presented at the public hearings; and

Whereas, the City Commission hereby finds that the proposed plan amendments is “in compliance” as said term is defined in Section 163.3184(b), Florida Statutes; and

Whereas, the City Commission hereby finds that the elements of the plan, as amended, are related to and consistent with each other; and

Whereas, the City Commission finds that the proposed plan amendments are consistent with the State Comprehensive Plan; now therefore

BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF PLANT CITY, FLORIDA:

Section 1. The amendments to the comprehensive plan for the City of Plant City, to wit:

PC/CPA 14-04: City of Plant City Comprehensive Plan: Proposed update to the City of Plant City Comprehensive Plan. The proposed updated plan will be titled “Imagine 2040: Plant City Comprehensive Plan.” The update includes various proposed changes to data, analysis, plan categories, goals, objectives, policies, maps, definitions, and implementation sections throughout the document, a copy of which amendments is filed in the office of the City Clerk on the date of enactment of this Ordinance, is approved and adopted.

Section 2. In accordance with Section 163.3184(7), Florida Statutes, the City Clerk, with the assistance of the Hillsborough County City-County Planning Commission, shall transmit three copies of the adopted amendments to the Comprehensive Plan to the Florida Department of Economic Opportunity and a copy of said amendments to any other unit of local government agency in the State that has filed a written request with the City for a copy of such amendments.

Section 3. If any section, sentence, clause, part, or provision of this Ordinance is held to be invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby, but shall remain in full force and effect.
Section 4. In the event of a conflict with any other ordinances or parts of ordinances, the provisions of this ordinance shall control.

Section 5. The effective date of this ordinance shall be the date a final order is issued by the Department of Economic Opportunity or Administration Commission finding the amendments in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this ordinance may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this ordinance may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity, Division of Community Planning, Plan Processing Team, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

Read for first reading on January 25, 2016.

Read for second reading on February 8, 2016.

Adopted and certified as to passage on February 8, 2016.

Rick A. Lott
Mayor-Commissioner

ATTEST:

Kerri J. Miller
City Clerk

Approved as to form and correctness:

Kenneth W. Buchman
City Attorney
December 4, 2015

The Honorable Rick A. Lott,
Mayor-Commissioner, City of Plant City
302 West Reynolds Street
Plant City, Florida 33564

Dear Mayor Lott:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan text amendment for the City of Plant City (Amendment 15-3ESR), which was received on November 4, 2015. We have reviewed the proposed amendment in accordance with the expedite state review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance and identified no comments related to important state resources and facilities within the Department of Economic Opportunity’s authorized scope of review that will be adversely impacted by the amendment if adopted.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department of Economic Opportunity and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

We appreciated the opportunity to work with the City of Plant City staff in the review of the amendment. If you have any questions related to this review, please contact Beau Scott, at (850) 717-8515, or by email at Beau.Scott@deo.myflorida.com.

Sincerely,

Julie A. Dennis, Interim Director
Division of Community Development

JD/bs

Enclosure(s): Procedures for Adoption

cc: Mr. Mark P. Hudson, AICP, Director, City of Plant City Planning and Zoning Division,
Executive Planner, Hillsborough County City-County Planning Commission
Ms. Melissa E. Zornitta, AICP, Executive Director, Hillsborough County City-County Planning Commission
SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS
FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the Department of Economic Opportunity and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ Department of Economic Opportunity identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

Effective: June 2, 2011 (Updated March 11, 2013)
ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

____ In the case of text amendments, changes should be shown in strike-through/underline format.

____ In the case of future land use map amendments, an adopted future land use map, in color format, clearly depicting the parcel, its future land use designation, and its adopted designation.

____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Economic Opportunity or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

____ List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review;

____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

____ Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity in response to the comment letter from the Department of Economic Opportunity.
December 3, 2015

Ms. Melissa E. Zornitta, AICP  
Executive Director  
The Planning Commission  
P.O. Box 1110  
Tampa, FL 33601-1110

Re: City of Plant City Proposed Amendment 15-3 ESR

Dear Ms. Zornitta:

We have reviewed Plant City’s proposed comprehensive plan (the Plan) Amendment 15-3 ESR according to the provisions of Chapter 163, Florida Statutes, and our Plan review guidelines. We are providing the following assessment.

Background:  Plant City (approximately 24 square miles) is located in northeast Hillsborough County near Polk County. The 2010 population was 34,721 (US Census). Interstate-4, a strategic intermodal system (SIS) facility, extends east to west through the City. US Highway 92/SR 600 (Baker Street) parallels the interstate approximately 1 to 1.5 miles to the south. Other state facilities include SR 39, SR 553, SR 566, and SR 574. Predominant existing land uses include agricultural, residential and vacant/undeveloped. The Northeast Plant City Area Master Plan (the Master Plan) was completed in 2008 and reflects a land use pattern to minimize additional impacts to I-4. The Master Plan recommended roadway improvements to relieve I-4 and to improve connectivity to be funded in part by impact fees.

Proposal: The City is proposing an entire update to their Comprehensive Plan.

Technical Comments:

✓ Overall: Consider eliminating transportation concurrency rather than designating the City as a TCEA.

✓ Page 101, First Column, Fourth Paragraph: “This Comprehensive Plan sets out the vision for Plant City and its residents.”

✓ Page 111, First Column, Second Paragraph: “The existing and future trails and sidewalks are shown…”

✓ Page 113, Policy 1.5.3: “Where appropriate and financially-feasible, sidewalk and…..”

www.dot.state.fl.us
Page 116, Policy 1.11.1: “Ensure that the following are consistent with the Plant City Comprehensive Plan, particularly....”

Page 125, MBY Table 2: FDOT Policy for LOS Standards for the State Highway System has been changed to state the following: “It is the Department’s intent to plan, design and operate the State Highway System at an acceptable level of service for the traveling public. The automobile mode level of service standards for the State Highway System during peak travel hours are “D” in urbanized areas and “C” outside urbanized areas. No specific level of service standards are established for other highway modes (e.g., bus, pedestrian, bicycle). Quality/level of service for these modes is determined on a case by case basis.”

Page 146, Map 1: Would you want to update this figure to 2015 conditions?

Page 152, Map 7: Although not following the precise same alignment as shown in the figure, the Alexander Street Extension from I-4 to Paul Buchman Highway has been constructed.

Page 243, GOV Table 1: “The TBRPC has been effective in administering federal and state programs, along with....”

Page 247, Inconsistent Transportation Concurrency Requirements: Again, since Plant City does not wish to utilize transportation concurrency, would it not make sense to eliminate it entirely?

Page 249, Policy 1.1.2: “A number of techniques including joint meetings, forums....”

Page 255, Goal 1: Why does the goal specifically say “Non-Transportation Standards” but yet Policy 1.1.3 cites Transportation LOS standards?

Page 255, Policy 1.1.3: “... Federal and State roads: LOS D for planning purposes, on I-4 (the only FIHS SIS facility) inside the City Limits of Plant City and for all other State roads listed in the Mobility Element.”
Thank you for the opportunity to review this amendment. Please ensure that we receive a copy of the adopted amendment. Should you have any questions please do not hesitate to contact me at 813-975-6444 or at jeffery.dow@dot.state.fl.us.

Sincerely,

Jeffery F. Dow
LGCP Coordinator

cc: Mark P. Hudson, AICP, Executive Planner, The Planning Commission
Carmen Monroy, Director of Policy Planning, FDOT
Dana Reiding, Administrator of Intergovernmental Programs, FDOT
Maria Cahill, AICP, Statewide Growth Management Coordinator, FDOT
Ray Eubanks, Plan Processing Administrator, DCA
Waddah Farah, PDA Administrator, FDOT District 7
Daniel Santos, AICP, Growth Management Supervisor, FDOT District 7
NOTICE OF PUBLIC HEARING
The City of Plant City, Florida proposes to adopt an ordinance entitled:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PLANT CITY ADOPTING AMENDMENTS TO THE COMPREHENSIVE PLAN, ENTITLED "IMAGINE 2040: PLANT CITY COMPREHENSIVE PLAN"; AND PROVIDING FOR AN EFFECTIVE DATE.

PC/CPA 14-04: City of Plant City Comprehensive Plan: Proposed major update to the City of Plant City Comprehensive Plan.

The proposed updated plan will be titled "Imagine 2040: Plant City Comprehensive Plan." The update includes various proposed changes to data, analysis, plan categories, goals, objectives, policies, maps, definitions, and implementation sections throughout the document.

The Plant City Comprehensive Plan is a long-range plan that helps the City prepare for and manage expected population and employment growth, as well as plan for and coordinate major public investments. Plant City is updating the entire Comprehensive Plan, as required by the State of Florida's requirement for periodic review.

Notice is hereby given that the City Commission of the City of Plant City intends to adopt the updated Comprehensive Plan for the City of Plant City at a public hearing to be held:

Date: Monday, February 8, 2016
Time: 7:30 P.M. (or as soon thereafter as the matter may be heard)
Place: Sadye Gibbs Martin Auditorium of the Nettie Berry Draughon Municipal Bldg. (City Hall) at 302 West Reynolds Street, Plant City, Florida 33563.

At the conclusion of the public hearing, the City Commission will consider an ordinance to adopt the proposed amendments.

Any person who might wish to appeal any decision made by the City Commission regarding any matter considered at the forthcoming public hearing is advised that they will need a record of proceedings, and for such purpose, they may need to insure that a verbatim record of the proceedings is made, which will include the testimony and evidence upon which such appeal is to be based. In accordance with the Americans with Disabilities Act, any person with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (813) 659-4200, at least 48 hours prior to the public hearing.

The public is invited to attend the public hearing. Copies of the proposed amendments may be inspected at Nettie Berry Draughon Municipal Bldg., Planning and Zoning Dept. (2nd Floor), Monday-Friday between 8:00 a.m. and 5:00 p.m., or the Planning Commission, County Center Bldg., 601 E. Kennedy Blvd. (18th Floor), Tampa, Monday-Friday between 8:00 a.m. and 5:00 p.m., or on the Planning Commission website at www.planhillborough.org. For more information contact the Planning Commission Plant City Team: 813-272-5940.

January 29, 2016
NOTICE OF PUBLIC HEARING

The City of Plant City, Florida proposes to adopt an ordinance entitled:

AN ORDINANCE OF THE PLANT CITY COMMISION ADOPTING AN AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP AS PROVIDED BY LAW AND PROVIDING FOR AN EFFECTIVE DATE.

PC/CPA 15-01 - Proposed Future Land Use Map change from Residential-20 to Commercial on 4.01± acres. Location South and west of the intersection of Park Rd and James L Redman Pkwy.

Notice is hereby given that the Plant City City Commission intends to adopt a map amendment to the Comprehensive Plan for the City of Plant City at a public hearing to be held:

Date: Monday, October 26, 2015
Time: 7:30 P.M. (or as soon thereafter as the matter may be heard)
Place: Sadye Gibbs Martin Auditorium of the Nettie Berry Draughon Municipal Building (City Hall) at 302 West Reynolds Street, Plant City, Florida 33563.

At the conclusion of the public hearing, the Plant City City Commission will consider an ordinance to adopt the proposed amendment.

Any person who might wish to appeal any decision made by the City Commission regarding any matter considered at the forthcoming public hearing is advised that they will need a record of proceedings, and for such purpose, they may need to insure that a verbatim record of the proceedings is made, which will include the testimony and evidence upon which such appeal is to be based. In accordance with the Americans with Disabilities Act, any person with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (813) 659-4200, at least 48 hours prior to the public hearing.

The public is invited to attend the public hearing. Copies of the proposed amendment may be inspected at Nettie Berry Draughon Municipal Bldg., Planning and Zoning Dep’t (2nd Floor), Monday-Friday between 8:00 a.m. and 5:00 p.m., or the Planning Commission, County Center Bdg., 601 E. Kennedy Blvd. (18th Floor), Monday-Friday between 8:00 a.m. and 5:00 p.m., or on the Planning Commission website at www.plantcity.org. For more information contact the Planning Commission Plant City Tel: 813-272-5940.
Tampa roads peppered with potholes.

Temple Terrace and Plant City have each been estimated to have 1,177 road cave-ins due to flooding. Combined, they meet the public housing with water damage threshold. It also had to provide federal assistance thresholds based on population.

The city is shoring up security at an alternative entrance to Homes at Reeds, a mobile home community. The Bass Lake house she was doing dialysis at had been completely surrounded by water. They have evacuated the property.

The Salvation Army has set up shop on Wickline Lane off Bass Lake Drive in New Port Richey, providing food, water, show-

ers and cleaning supplies. Federal Emergency Management Agency officials began touring the Bass Lake area Thursday under a flood watch, which meant floodwaters could reach the threshold in 24 to 36 hours.

The Bass Lake house where Maggie Allek and her husband, Joe, live is completely surrounded by water. Maggie Allek was a mask over her face filter air she believed to be compromised by mold in her house and in the neighborhood. "I still have a foot of water in the house, but it's not going down," said Chauncia Willis, emergency management coordinator. "They will hit each one of us, but periodically we will see what kind of damage they have," Willis said.

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## RESOLUTION

**Item:** PC/CPA 14-04 - Update of the *Comprehensive Plan for the City of Plant City*

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WHEREAS, the Hillsborough County City-County Planning Commission has developed a Comprehensive Plan for the City of Plant City entitled *Comprehensive Plan for the City of Plant City*, pursuant to the provisions of Chapter 163.3161, Florida Statutes, which was adopted by the Plant City Commission on July 14, 1989 (Ordinance 20-1989); and

WHEREAS, Chapter 163.3191, Florida Statutes, requires the local planning agency to provide notice to the State on updates to the Comprehensive Plan based on changes to State law since the last update; and

WHEREAS, the Hillsborough County City-County Planning Commission has received publicly initiated text amendments to the *Comprehensive Plan for the City of Plant City*; and

WHEREAS, the Hillsborough County City-County Planning Commission staff has reviewed **PC/CPA 14-04**, to streamline and improve the overall understanding of the *Comprehensive Plan for the City of Plant City*, along with addressing recent legislative mandates, correcting inconsistencies, prioritizing staff resources, updating project status and encouraging future economic opportunities within the City of Plant City; and
WHEREAS, the Hillsborough County City-County Planning Commission has reviewed PC/CPA 14-04 which includes the update of data, analysis, plan categories, goals, objectives, policies, maps and implementation sections of the Plan Elements: Land Use, Mobility, Housing, Recreation and Open Space, Environment, Public Facilities (Potable Water, Wastewater, Stormwater, Solid Waste), Public School Facilities, Capital Improvements, Intergovernmental Coordination, and Definitions of the Comprehensive Plan for the City of Plant City based on changes to State law since the last update; and

WHEREAS, the Hillsborough County City-County Planning Commission has reviewed the proposals, considered the major issues of the plan, considered the existing conditions and public facilities, current growth trends and expected future development patterns, along with public comments and input from the outreach effort entitled Imagine 2040; and

WHEREAS, this effort is consistent with Intergovernmental Coordination Policy F.1, which states:

“…the City shall continue to support and to use the Planning Commission as the source of cooperatively developed data and information related to the development and implementation of the Comprehensive Plan for the City of Plant City…”; and

NOW, THEREFORE, BE IT RESOLVED, that the Hillsborough County City-County Planning Commission finds the amendment CONSISTENT with the Comprehensive Plan for the City of Plant City and recommends it be considered for adoption by the Plant City City Commission.
EXECUTIVE SUMMARY
Meeting Date: August 24, 2015 – Public Hearing
Agenda Item: Plant City: PC/CPA 14-04 - Update of the Comprehensive Plan for the City of Plant City
Presenter(s): M. Hudson, AICP, Ext: 338
Action Necessary: Yes

INTRODUCTION
The Planning Commission will be making a recommendation to the Plant City City Commission on a publicly initiated text amendment to update the Comprehensive Plan for the City of Plant City, pursuant to Chapter 163, Part II, Florida Statutes and Chapter 97-351 Laws of Florida, as amended. As Hillsborough County’s Local Planning Agency, the Planning Commission has the responsibility to develop and recommend a long-range comprehensive plan to the City of Plant City.

SUMMARY
The proposed changes to the Comprehensive Plan for the City of Plant City now referred to as Imagine 2040: The Plant City Comprehensive Plan [located at: http://www.planhillsborough.org/city-of-plant-city-2040-comprehensive-plan-update/] were crafted to streamline and improve the overall understanding of the document, address legislative mandates, remove duplication, correct inconsistencies, prioritize staff resources, update project status and encourage future economic opportunities within Plant City. The proposed policy modifications will not negatively affect the level of service standards for potable water, wastewater, transportation, solid waste, stormwater, public schools or recreation and open space within Plant City. Furthermore, the proposed changes will not diminish the overall integrity or character of local neighborhoods and will continue to protect the environmental sensitive areas of Plant City.

BACKGROUND
Looking ahead, Plant City is projected to increase in population to more than 71,000 by 2040. Where will they live? Where will they work? Where will they play? How will they get there? The Imagine Hillsborough 2040 public outreach
process was conducted to help guide the update of *The Imagine 2040: Hillsborough Long Range Transportation Plan* and the Comprehensive Plans for Tampa, Temple Terrace, Plant City and Hillsborough County.

Over 3,500 people took part and weighed in on long-range strategies for growth, development, and transportation options for all three municipalities and Hillsborough County. Some of the key results are:

- Over 1,600 participants ranked traffic congestion, job creation, and available bus or rail as top priorities for planning to 2040.

- The “Bustling Metro” land use scenario got the highest rating. “New Corporate Centers” received the second highest, followed by the “Suburban Dream.”

- The highest levels of support for job locations were in existing job centers, redevelopment in existing industrial parks, and town centers with a mix of places to live and work, like what is envisioned for Midtown.

Based on the results of this public outreach, the general structure and framework of the *Imagine 2040: The Plant City Comprehensive Plan* was reorganized to include an introduction and four major components that, when combined, represent the City of Plant City as a whole: **PEOPLE, PLACES, NATURAL SPACES and GOVERNANCE**. These four components are representative of those fundamental growth management elements required by Chapter 163, Part II, Florida Statutes.

In addition to the more general revisions previously noted and while not exhaustive, the following offers a brief overview by element of the major proposed modifications [that were developed in consultation with Plant City Departments and Other Agencies] to the *Comprehensive Plan for the City of Plant City*.

**Land Use Element**

- *Projected population, employment and other demographic data to 2040*;
- *Updated Existing and Future Land Use Data*;
- *Updated eleven figures in the element, including those related to Soils, Wetlands, Natural Systems and the protection of Wellfields*;
- *Developed and added a Countywide Vision Map*;
• No modifications are proposed to the Future Land Use Map;
• Removed the mixed-use requirement for parcels that have a designation of Light Commercial/Office;
• Noted the allowed development pattern within Midtown will be consistent with the Midtown Redevelopment Vision Plan;
• Added flexibility to the provisions governing build-to-lines and parking within the Mixed Use - Gateway;
• Included medical and distribution facilities to the list of eligible uses that may be considered within the I-4 Tech Corridor Overlay, and;
• Allows for the consideration of mitigating low quality wetlands within identified economic competitive sites and the I-4 Tech Corridor Overlay.

Mobility Element
• Changed name from Transportation Element to Mobility Element;
• Updated base line data to 2010 and projected transportation needs to 2040;
• Updated nine figures in the element, including those related to Roadway Functional Classifications, Level-of-Service [2010 & 2040], Transportation Network [i.e. Roadways, Bicycle Facilities, Sidewalks and Trails], Mobility Zones and Cost Affordable Plan [2040];
• Updated existing roadway inventory and level-of-service data for Plant City;
• Included information on existing conditions and future plans of the Plant City Municipal Airport, and;
• Updated bicycle and pedestrian crash data for Plant City.

Public School Facilities Element:
• Moved school facilities maps to a general background document used for all of Hillsborough County, and;
• Transferred some meeting and reporting requirements from the Hillsborough County Council of Governments to the each of the jurisdictions and the staff of the Hillsborough County School Board.

Housing Element:
• Updated existing and future housing data for Plant City;
• Projected short term and long term housing needs [13,320 additional units needed by 2040], and;
• Moved non-required housing data to a general background document used for all of Hillsborough County.
Public Facilities Element
- Updated base line data to 2010 and projected public facility needs to 2025, this includes Potable Water, Wastewater and Solid Waste;
- Changed the term Sanitary Sewer to Wastewater;
- Moved the implementation section into the Capital Improvements Element, and;
- Added language to strengthen the relationship between the Public Facilities and the Capital Improvements Elements.

Environmental Element
- Changed name from Conservation and Aquifer Recharge Element to Environmental Element;
- Updated the baseline inventory and analysis for environmentally systems present in Plant City, and;
- Updated five figures in the element, including those related to Drainage Basins, Floridan Aquifer, Natural Recharge Areas and lands Susceptible to Groundwater Contamination.

Recreation and Open Space Element
- Updated park and recreational facility inventory maintained by the Plant City Recreation and Parks Department;
- Projected park and recreational facility needs to 2040, and;
- Eliminated duplicate policy direction already contained in the Capital Improvements Element.

Intergovernmental Coordination Element:
- Updated inventory of existing Intergovernmental Coordination Mechanisms;
- Combined the issues and polices related to Annexations and Joint Planning [Infrastructure Service] Areas, and;
- Added policy to support the One Bay Regional Vision, per Ord. 80-2011.

Capital Improvements Element:
- Merged the Public Facilities Element implementation section into the Capital Improvements Element;
- Added language to strengthen the relationship between the Public Facilities Element and Capital Improvements Element;
- Moved roadway inventory and analysis to the Mobility Element, and;
- Added language to make it clear that Plant City is not responsible for the capital projects of other governmental agencies, such as the Florida Department of Transportation or Hillsborough County School District.
Definitions Section:
- Added definitions for Category of Public Facilities, Disability, Final and Preliminary Development Orders, and Hotel/Motel;
- Changed the definition of Community Unit to Planned Development, and;
- Revised the term Sanitary Sewer to Wastewater.

Since receiving your last draft of the updated Plant City Comprehensive Plan, staff has received comments [attached] from the Hillsborough County School District and Environmental Protection Commission of Hillsborough County. All of these comments have been addressed and incorporated into the draft plan as of August 14, 2015.

RECOMMENDATION
The Planning Commission APPROVE the attached resolution finding proposed amendment PC/CPA 14-04 CONSISTENT with the Comprehensive Plan for the City of Plant City and forward this recommendation to the Plant City City Commission.

Attachments: Resolution, Draft Plan provided electronically
Date Prepared: August 13, 2015
1) Hillsborough County - Environmental Protection Commission
2) Hillsborough County - School District
See below EPC’s recommended language regarding wetlands. Please coordinate with local jurisdictions staff and incorporate into your major update for Intergovernmental Coordination and Land Use Sections. See me or Melissa if you have any questions or concerns.

-Shawn

Thank you so much for the comments. We will share these with each of the local government staffs and let you know if there are any concerns about adding these to the four plan updates.

We look forward to collaborate more in the future.

Melissa

On Aug 11, 2015, at 5:59 PM, Emery, Scott <emerys@epchc.org> wrote:

Greetings, Melissa and Shawn:

On behalf of all our Divisions at EPC, let us thank you and your staff for allowing us to work closely with your agency on each of the Comprehensive Plan updates. These latest iterations are well-organized and well-written. You and your staff are to be commended.

We have sent multiple comments and suggestions to your agency over the past 18 months. We appreciate you incorporating the substance of these into the plans. As we review the latest drafts, we have a few more modifications for your consideration.

Each local government has a renewed focus on job creation and attracting specific “target industries” by actively competing against other communities in other parts of the
country. Coordination and cooperation between multiple agencies and organizations is crucial to success. We suggest that a few added sentences placed in two different sections of each Comprehensive Plan might prove valuable.

IDEA #1: ADD TO INTERGOVERNMENTAL COORDINATION SECTION a sentence that would have the local government coordinate with local, regional, state and federal regulatory agencies to encourage these agencies to consider the vision and priorities of the local government and its citizens as stated within the Comprehensive Plan when interpreting their regulations and subsequently exercising their regulatory authority.

EXAMPLE:

**Intergovernmental Coordination**  
*(page 236 Plant City Comp Plan)*

*Introduction*
The Intergovernmental Coordination Element is intended to show the relationships, principles and guidelines to be used to accomplish the adopted “vision” of the municipality, the preservation and enhancement of its “hometown charm” and character through the coordination of the adopted Plant City Comprehensive Plan with the private sector, non-profit agencies, plans of other units of local governments providing services but not having regulatory authority over the use of land, along with the comprehensive plans of adjacent municipalities, the county, adjacent counties, the regions and the State of Florida. As part of this intergovernmental element Plant City will coordinate with local, regional, state and federal regulatory agencies to encourage these agencies to consider the vision and priorities of the local government and its citizens as stated within this Comprehensive Plan when interpreting their regulations and subsequently exercising their regulatory authority.

IDEA #2: TAKE THE SAME LANGUAGE as is in the current preliminary draft of the Unincorporated County’s Plan and incorporate that language into each City’s Comprehensive Plan.

In the preliminary draft of the Hillsborough County Comprehensive Plan, within the People, PLACES, Natural Spaces, Governance and Implementation Element (on page 58), there exists the following language:

“LUCC Strategy X: Consideration of mitigating lower quality wetlands within competitive sites that will be developed for target industries shall be evaluated.”

We would suggest that the same or similar language be placed within the Comprehensive Plans for each of the Cities. We are not certain if the term “competitive sites” means the same thing within the cities as it does in the County. It may be necessary to customize the terminology for each city. We note that within the current draft of Plant City’s Comprehensive Plan Future Land Use Element (page 86) there is somewhat similar language that states:

“LU Policy 6.1.5: Encourage target industries in the I-4 Tech Corridor Overlay through standards and procedures that consider the benefit of job creation in these areas with the potential for mitigating minor impacts to certain wetlands and other natural resources.”

Thank you again for considering these suggestions.
Janet Dougherty, Executive Director and
Scott Emery, Ph.D.

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Vision: Environmental excellence in a changing world
Plant City Comprehensive Plan

Air Division Comments – August 2015

Future Land Use Element

Due to the heightened nature of noise issues in recent years, EPC believes it’s important to consider that topic as a distinct policy at the most appropriate location in the Plant City Comp Plan. Some references to addressing the adverse impacts of noise were noted in the revised document, most notably the support of the EPC’s Noise Pollution Rule (ENV Policy 1.1.5). However, EPC is interested in having a general reference to addressing noise impacts as part of land development and included within the most closely related element.

Therefore, EPC suggests an enhancement to the Natural Environment (Goal 6) section for consideration with a new standalone Policy as follows:

**LU Policy 6.1.6:** New development in and around existing residential categories neighborhoods shall consider the adverse environmental impacts, specifically noise-related impacts activities, and attempt to minimize those impacts on residential communities through landscaping and site design (e.g. maximize buffers and setbacks where possible, orientation of potential noise sources, building design, etc.).

The following minor formatting note related to this section is also noted:

- “EPC” was first referenced as an acronym on page 60, but it had not yet been defined. Suggest adding “(EPC)” at the first reference to the agency on page 41.
- Noted that acronyms for EPC, FDEP, EPA etc. were properly identified, but not used throughout document to further minimize length slightly. (not a problem, just a notation)

Environmental Element – No comments. The majority of requested edits were made (or paraphrased) as requested.

Intergovernmental Coordination Element – Given EPC’s jurisdiction in Hillsborough County and their frequent involvement with projects occurring in Plant City, it seems appropriate to include EPC as a formal government “entity” as part of GOV Table 1. The addition of the following row at the appropriate location in the table is recommended:

<table>
<thead>
<tr>
<th><strong>ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY (EPC)</strong></th>
<th>The EPC is the principle delegated local agency for implementing federal, state and local environmental law and policies within Plant City.</th>
<th>Plant City Departments City Manager</th>
</tr>
</thead>
<tbody>
<tr>
<td>The EPC has been effective in administering and enforcing federal, state and local environmental regulatory programs, thus protecting the natural resources of Plant City and Hillsborough County.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Wetlands Division comment: On page 209 Env Policy 1.3.7 2nd sentence should be modified to ……by EPC’s or SWFWMD delineation…….
We have a MOU with them that either agency will accept the other’s delineation.
MEMORANDUM

To: Tony LaColla, AICP
From: Amber K. Wheeler, AICP
Department Manager, Planning and Siting
Date: July 29, 2015
Re: City of Plant City Comprehensive Plan Update

The District appreciates the opportunity to review and provide comments on the proposed City of Plant City’s Comprehensive Plan Update.

Comment 1: In PSF Objective 1.1 and 1.2 the School Board appears to have been omitted as a participant in the annual meeting due to the Council of Governments (COG) revisions.

Comment 2: PSF Policy 2.3.7.c references Objective 2.D, which is no longer included in the revised plan.

Comment 3: Page 165, the Future Conditions Maps section references a “Countywide Background Public School Facilities Document”, which was not included for review.

Comment 4: On page 267 the table titled Hills. County School’s 5-Year District Facilities Plan (Cap Table 2) referenced the 2013-17 version that was most recently updated most for 2014-2019. Depending on final adoption timing of this update, the 2015-2020 version may be adopted prior to the final comprehensive plan update adoption hearing.